



VINE TREE FARMHOUSE

Gander Lane | Teddington | Tewkesbury | Gloucestershire | GL20 8JA

HUGHES **HS** SEALEY

Welcome to...

VINE TREE FARMHOUSE

Welcome to Vine Tree Farmhouse, a five double bedroom, Grade II listed former farmhouse, offered for sale with no onward chain. The home needs investment and would-be purchasers are advised that more than likely the investment needed is more than cosmetic improvements. With that said, with the right level of investment made, this could be the most wonderful of homes, as the property is full of charm and character and enjoys a wealth of internal accommodation.

The property is in the village of Teddington, which sits approx. four miles north of Bishops Cleeve. The village is also within a 20-minute drive to the centre of the Regency Spa town of Cheltenham whilst Tewkesbury and the M5 motorway (Junction 9) are no further than a 10-minute drive.

Bishops Cleeve offers an array of shops, both national and independent, supermarkets, bars and restaurants plus a doctor's surgery and dentist. The nearest primary schools to the property include Gotherington, Ashchurch and Overbury whilst secondary schooling can be found at Bishops Cleeve and Winchcombe.

Returning to the property, the accommodation is arranged over three floors. On the ground floor are two formal reception rooms, being the living room and dining room, a modern fitted kitchen and a hallway which gives access to the utility area and adjoining cloakroom.

On the upper floor are four of the five bedrooms with all rooms being double rooms. The larger of the bedrooms benefits from fitted storage and a three-piece en suite bathroom. Completing the floor is a three-piece family bathroom.

The upper level is accessed via two stairwells with the stairwell to the left giving access to the sizeable loft space whilst the stairwell to the right leads to the upper floor bedroom, dressing area and en suite bathroom.









Explore outside...

VINE TREE FARMHOUSE

Externally to the front is a driveway providing off road parking which in turn leads to a double garage which has been converted into an annex and which does have a council tax band attached to it. The building is in poor repair and our general feeling is that the new owners would look to pull down and re site a new garage to the head of the rear garden, where currently there is an array of timber sheds.

The rear garden is a good size and will need re seeding to create a lawn. Located within the garden is a stone-built outbuilding which is in poor repair and will need works to rebuild, which is required under the listing status of the property.

AGENTS NOTE

Historically, when once a farmhouse, the adjoining land belonged to the property. This land has now been granted planning for the construction of four residential dwellings with works proposed to start in 2024 and we would expect these works to be completed within a 12-month period upon commencement of the building works.

KEY FEATURES

- A five, double bedroom semi-detached, former farmhouse, offered for sale with no onward chain
- Grade II listed, the home does require investment as updating and improvement works are required
- Spacious accommodation arranged over three floors
- Ground floor offers two reception rooms, both with open fires, modern kitchen, utility and WC
- To the first floor are four double bedrooms, one with en suite bathroom
- Family bathroom completes the first floor. Stairwell leads to upper level
- Upper level offers additional double room with dressing area and en suite bathroom, plus loft space
- Externally, the home offers driveway parking and gardens to both front and rear
- There is a garage which has been converted into an annex. Full repair is required to the building
- A property that with the correct investment, could very well be a super home

DIRECTIONS

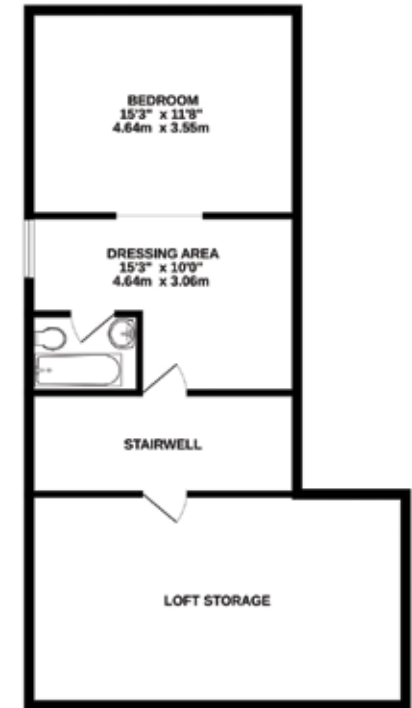
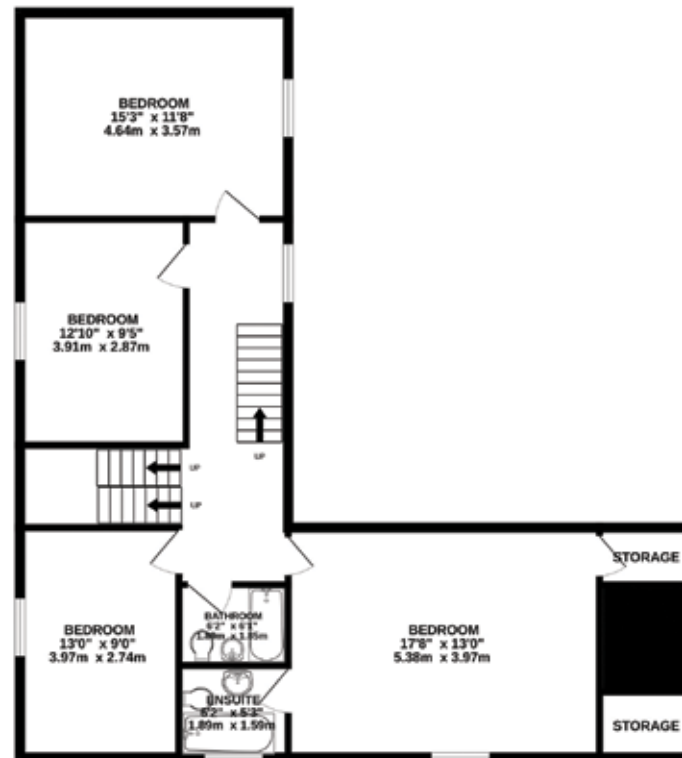
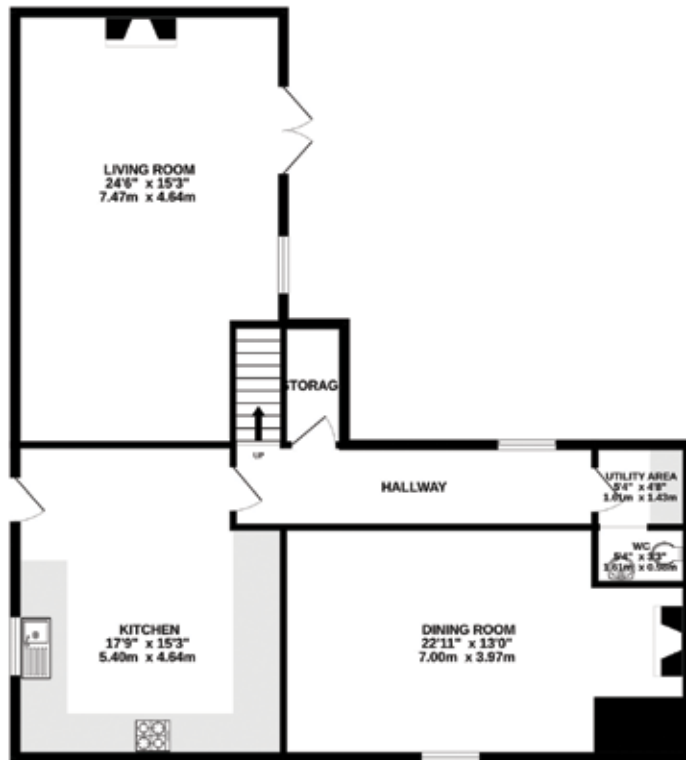
To locate the property, please enter the following postcode: GL20 8JA. Upon entering the road, the farmhouse can be located on your left.



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.

2ND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY